Online Comment

Application	H21-0504-18
Location	Land at Tysdale Farm Common Way Tydd St Mary PE13 5QH
Proposal	Erection of two detached houses

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Date Submitted	06-08-18
For/Against	Comments

The amended plans, whilst an improvement on the previous designs in terms of layout and density cannot be considered to enhance the conservation area or to better reveal its significance as explained in the National Planning Policy Framework (revised July 2018, section 16, paragraph 200).

The design of the proposed dwellings is confused, neither reflecting high quality contemporary architecture nor respecting local vernacular architectural styles and detailing found in historic dwellings elsewhere within the Tydd St Mary Conservation Area.

The present proposal for these two 'off the shelf' houses within the setting of the Grade II Listed Teasdale Manor would have a suburbanising affect, and this would be harmful to its significance by merit of its impact on the presently open and spacious surroundings that distinguish the manor as historically the village's most important dwelling. The local planning authority has a legal obligation to give "special regard to the desirability of preserving" the manor's setting, which is protected under the Planning (Listed Buildings & Conservation Areas) Act 1990.

On the basis of these amended proposals our original recommendation still stands.